

**Sierra Nevada Conservancy Grant Program
Safe Drinking Water, Water Quality and Supply, Flood Control,
River and Coastal Protection Act of 2006 (Proposition 84)**

County: SHASTA

Applicant: WESTERN SHASTA RESOURCE CONSERVATION DISTRICT

Project Title: PARKVILLE RANCH CONSERVATION EASEMENT

Reference Number: SNC 070234

PROJECT SCOPE

The Western Shasta Resource Conservation District proposes to protect the 270.75-acre Parkville Ranch through the acquisition of a conservation easement. This property borders the 2,248-acre organic Fenwood Ranch, also under a conservation easement, and would link the protection of .64 acres of Bear Creek and .23 miles of Dry Creek with the 2.5 miles of Sacramento River frontage on the Fenwood Ranch. The Natural Resource Conservation Service and Western Shasta Resource Conservation District completed a wildlife improvement plan for the Fenwood Ranch and proposed improvements for wildlife corridors that will also be applied to the neighboring Parkville Ranch.

Acquisition of a conservation easement on Parkville Ranch would:

- Protect .64 miles of Bear Creek and .23 miles of Dry Creek that adjoin with an existing conservation easement on the neighboring 2,248-acre property;
- Ensure the protection of the property's riparian areas, oak woodlands, and grasslands;
- Maintain the 100–150 acres of agricultural fields for use as a working ranch, wildlife passage, and outdoor education facility.

Once the conservation easement is acquired, the applicant will work with the landowner on floodplain restoration, riparian fencing, and wildlife corridor construction.

PROJECT SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
Documentation of Recorded Conservation Easement	August 2008
Final Report/Final Payment Request	October 1, 2008

PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Estimated Fair Market Value of Property	\$538,000
Administrative Costs	\$8,000
GRAND TOTAL	\$546,000

Letters of Support:

- Assemblyman Doug LaMalfa
- Bear Creek Watershed Group
- California Department of Fish and Game
- US Fish and Wildlife Service
- The Shasta Conservation Fund
- Fenwood Ranch a.k.a. Western Agricultural Service (adjacent landowner)
- The Natural Resources Conservation Service
- Regional Water Quality Control Board
- Shasta County Cattleman's Association
- Shasta Land Trust
- City of Anderson Cow Creek Watershed Management Group

- Shasta Historical Society
- Shasta County Farm Bureau
- Parkville Cemetery
- Wintu Audubon Society
- UC Davis Agricultural and Natural Resources Cooperative Extension
- California Native Plant Society
- Friends of Cow Creek Preserve

Recommendation:

Staff recommends funding this project in the amount of \$546,000, which represents a \$10,000 reduction from the original requested amount of \$556,000 to reflect the fact that state approval of appraisals was a service the SNC provided at no cost.

PARKVILLE RANCH CONSERVATION EASEMENT NARRATIVE

2. Project Summary key elements; project cost

The project is the purchase of a conservation easement on 270.75 acres bordering Bear Creek and Dry Creek in Shasta County, within the Sierra Nevada Conservancy area map. The property has significant Prime Agriculture Land, riparian habitat, and oak woodlands. It is owned by a retired natural resources professor from Shasta College, Clyde David DuBose and Sandra DuBose. The DuBose would like the property to stay in tact and continue to be used for agriculture, wildlife protection, and outdoor education. The property borders the 2,248-acre organic Fenwood Ranch owned by the Rickert Family, which is under a conservation easement with the Shasta Land Trust. The Fenwood Ranch has 2.5 miles of Sacramento River frontage. Property to the east of the Parkville Ranch is the ~1,000 acre Shammo Ranch.

Mr. DuBose is a past board member of the Western Shasta Resource Conservation District (RCD). He is now retired from Shasta College and has been diagnosed with Alzheimer's Disease and is increasingly frail with a recent hospitalization for meningitis and pneumonia. The DuBose are very concerned their adult children have no interest in agriculture and would quickly sell the property for residential development. Their dream is to find a way to maintain the property as a working ranch with 100-150 acres in agriculture, protect the .64 miles of riparian habitat on Bear Creek and the .23 miles along Dry Creek while using the ranch as an outdoor education experience for school children. The DuBose are in the process of a lease/purchase agreement to rezone 5 acres at the north end of the property next to the Parkville Cemetery for use by Chrysalis Charter School. Chrysalis has about 100 students and their curriculum is natural resource and agriculture focused. The DuBose both want the property used for outdoor education in the Shasta County Office of Education system for studying nature, agriculture, riparian systems, fisheries, water quality, and more. The Homestead area is about six acres in the middle of the property that includes the DuBose' home, a second rental house, and various barns and outbuildings. The house and several buildings were constructed in 1915 and may qualify for the California Historic Register.

The WSRCD would hold the conservation easement. A management plan has been completed for the property and an Advisory Committee (AC) determined, which includes Shasta County Office of Education, Shasta College Dept. of Natural Resources, CA Dept of Fish and Game, UC Davis Cooperative Extension, Shasta County Historical Society, the DuBose and the RCD.

A full appraisal of the property pre-easement and post-easement was just completed in October 2007 by Ernest R. Rouse & Associates, a State Certified General Real Estate Appraiser, who has completed several conservation easement appraisals in Shasta County. The project cost is the value variance between pre- and post-easement, which is \$538,000.

This project was also submitted to the Department of Water Resources Floodway Protection Program on November 2, 2007. It may be possible if DWR only wants to partially fund this project that SNC could fund the balance.

3. Authorization to Apply or Resolution

The WSRCD Board of Directors authorized the submission of the grant to the Department of Water Resources at their board meeting in September 2007. Phil Schoefer, President of the Board, has signed the letter indicating the board's support of this project, shown on the following page.